

**HONORABLE CITY PLANNING COMMISSION
CINCINNATI, OHIO**

April 21, 2006

SUBJECT:

A report and recommendation on a Plat of Subdivision, Record Plat, for the Villages of Daybreak Subdivision – Phase 3A, located south of Seymour Avenue, west of Rhode Island Avenue and north of Langdon Farm Road in the neighborhood of Bond Hill.

Infrastructure Services, Inc., civil engineers on behalf of Allen Temple-Tried Stone Development, Ltd., the owner and developer has submitted a Plat of Subdivision, Record Plat, for the Villages of Daybreak Subdivision – Phase Three. The plats have been reviewed and approved by all reviewing agencies.

BACKGROUND:

The Villages of Daybreak Subdivision comprises what was once Huntington Meadows housing project. The previous multi-family rental housing structures have been removed. The plan is to create a new community with single-family home sites and single family attached condominiums.

On October 15, 2004 the City Planning Commission approved a Subdivision Improvement Plan for Phase One, “A” and “B” and subsequently on November 15, 2004 approved a Plat of Subdivision for Villages of Daybreak Subdivision – Phase One, “A”. The Plat of Subdivision for Villages of Daybreak Subdivision – Phase One, “B” was approved on March 4, 2005. The Subdivision Improvement Plan for Phase Two was approved on March 4, 2005 and Plat of Subdivision for Phase Two was approved on April 1, 2005. The Phase 3A Subdivision Improvement Plan was approved on September 2, 2005.

The Cincinnati Home Builders Association presented CiTiRAMA 2005 in May of 2005 for new single-family homes fronting along the east side Rhode Island Avenue within Phase One. Additional phases of the housing project are currently under construction.

SUBDIVISION:

The Plat of Subdivision, Record Plat, for the Villages of Daybreak Subdivision – Phase 3A consists of new lots with frontage along the new public streets Yorktown Road, Havenwood Court and the existing Langdon Farm Road. There are 38 new lots in this phase 3A of Village of Daybreak. All lots are devoted to single-family home sites. Phase 3A is 8.78 acres in size.

Storm water detention was approved and constructed as a part of the Phase One subdivision improvement plan development.

The existing zoning is Planned Development (PD) No. 38. The City Planning Commission approved the Final Development Plan for the Villages of Daybreak on November 19, 2004.

RECOMMENDATION:

The staff of the Department of Community Development and Planning recommends that the City Planning Commission take the following action:

“Approve the Plat of Subdivision, Record Plat, for the Villages of Daybreak Subdivision – 3A to proceed for the reason that the plans conform to the subdivision regulations and has approval of all reviewing agencies.”

Respectfully Submitted:

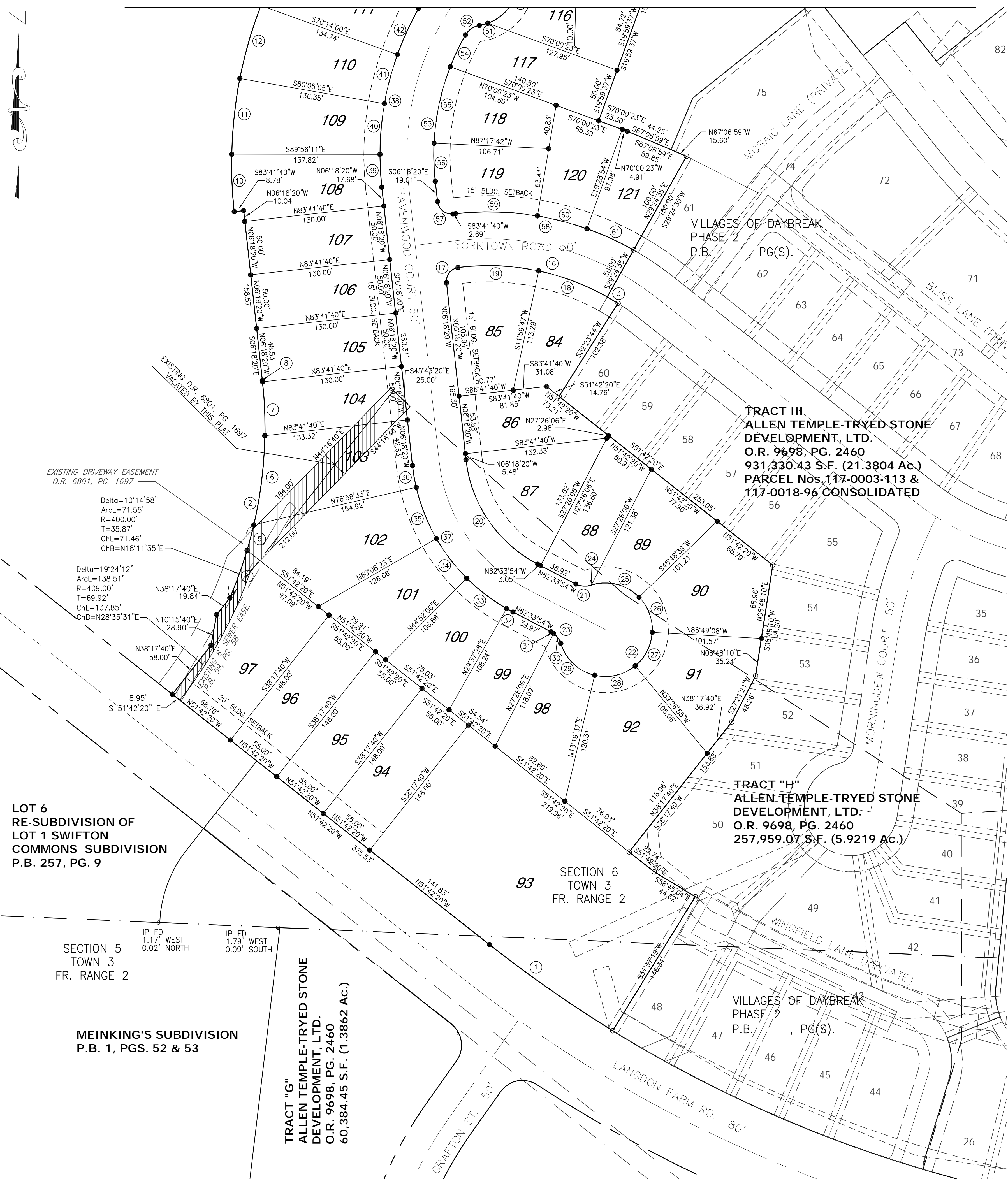
Caroline Hardy Kellam
Senior City Planner

Approved:

Margaret A. Wuerstle, AICP
Chief Planner



SEE CONTINUATION BELOW RIGHT



TRACT III
ALLEN TEMPLE-TRYED STONE
DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
931,330.43 S.F. (21.3804 Ac.)
PARCEL Nos. 117-0003-113 &
117-0018-96 CONSOLIDATED

TRACT "H"
ALLEN TEMPLE-TRYED STONE
DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
257,959.07 S.F. (5.9219 Ac.)

SECTION 6
TOWN 3
FR. RANGE 2

LOT 6
RE-SUBDIVISION OF
LOT 1 SWIFTON
COMMONS SUBDIVISION
P.B. 257, PG. 9

MEINKING'S SUBDIVISION
P.B. 1, PGS. 52 & 53

TRACT "G"
ALLEN TEMPLE-TRYED STONE
DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
60,384.45 S.F. (1.3862 Ac.)

SECTION 5
TOWN 3
FR. RANGE 2

IP, FD
1.17' WEST
0.02' NORTH

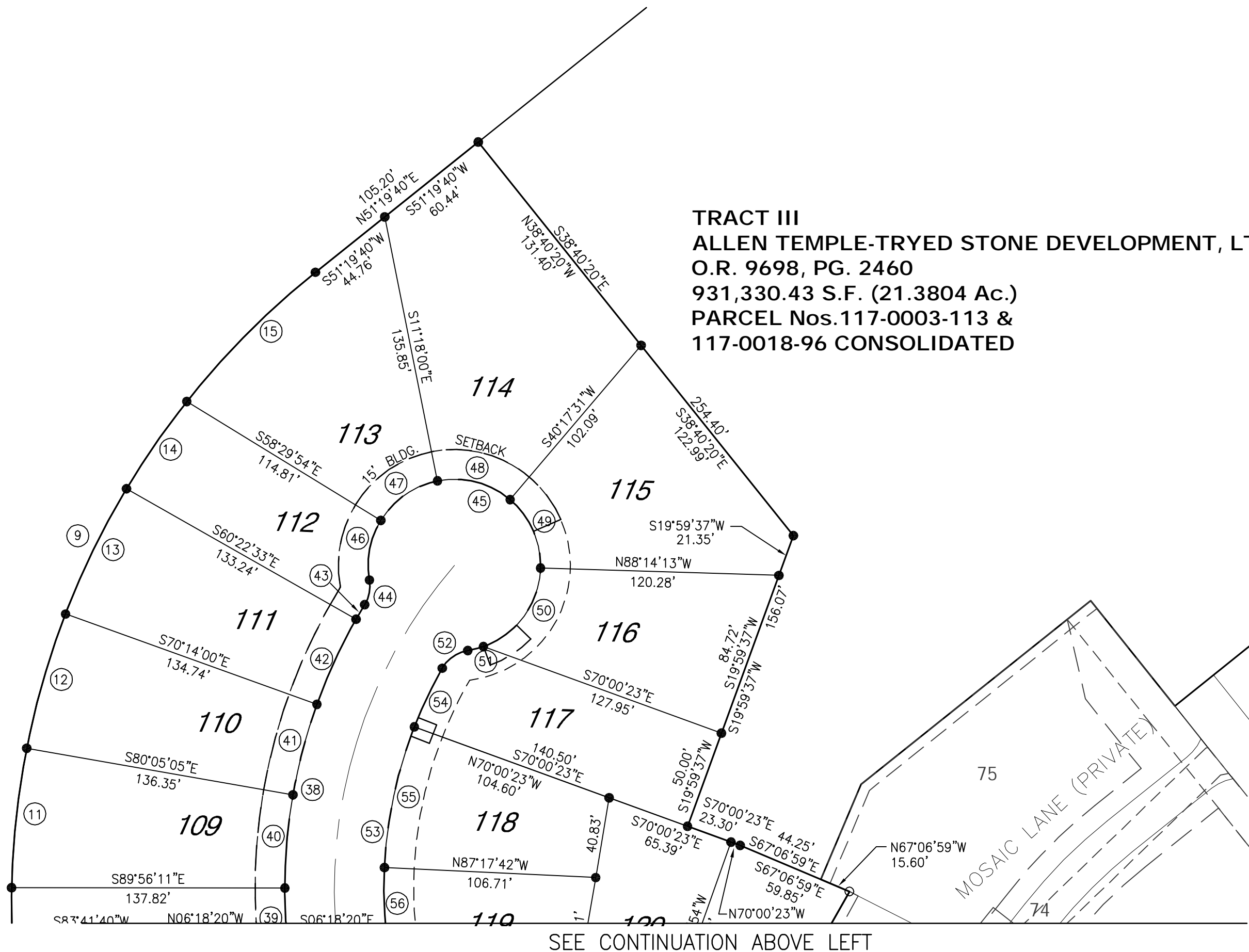
IP, FD
1.79' WEST
0.09' SOUTH

RECORD PLAT
FOR
THE VILLAGES OF DAYBREAK
PHASE 3A

SITUATED IN:
SECTIONS 5 & 6, TOWN 3
FRACTIONAL RANGE 2
MIAMI PURCHASE
MILLCREEK TOWNSHIP, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OWNER & DEVELOPER
ALLEN TEMPLE-TRYED STONE
DEVELOPMENT, LTD.
308 EAST EIGHTH STREET
SUITE 401
CINCINNATI, OHIO 45202
OFFICIAL RECORD 9698, PAGE 2460

TRACT III
ALLEN TEMPLE-TRYED STONE DEVELOPMENT, LTD.
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931,330.43 S.F. (21.3804 Ac.)
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117-0018-96 CONSOLIDATED

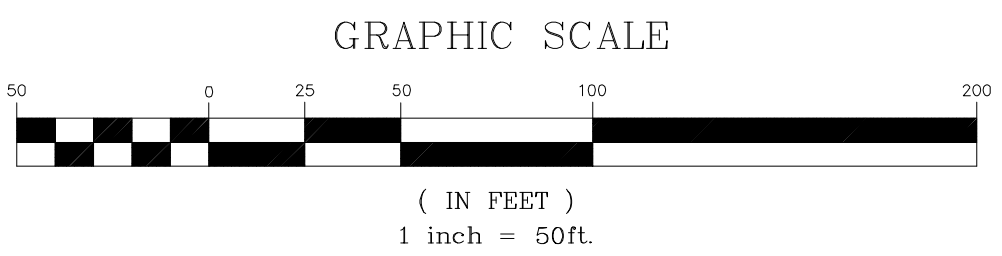


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NOTE:
SEE SHEET 4 FOR CURVE DATA TABLES.

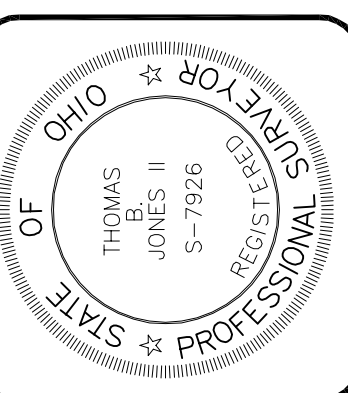
APPROVED: _____
SEWERS CHIEF ENGINEER (MSD)

APPROVED: _____
CHIEF ENGINEER (STORMWATER MANAGEMENT UTILITY)



INFRASTRUCTURE SERVICES, INC.
STRUCTURAL & CIVIL ENGINEERS

55 E. CUYAHOGA FALLS AVE. AKRON, OHIO 44310
4366 GLENDALE-MILFORD RD. CINCINNATI, OHIO 45242



PROJECT: VILLAGES OF DAYBREAK
PHASE 3A RECORD PLAT
LOT PLAN
SHEET 3 OF 6
CINCINNATI, OHIO

REV.	DESCRIPTION	REV. BY	CHKD. BY	DATE
1	INITIAL PLAT SUBMISSION	TWC	TWC	1-9-06
2	REVIEW COMMENTS	TWC	TWC	1-10-06
3	INITIAL REVIEW ISSUE	TWC	TWC	8-24-05

JOB NO. C04007
DWG. NO. RP3A-3



LOT 10
RE-SUBDIVISION OF LOT 9
SWIFTON COMMONS SUBDIVISION
P.B. 368, PG. 28

TRACT III
ALLEN TEMPL-TRYED STONE DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
931,330.43 S.F. (21.3804 Ac.)
PARCEL Nos. 117-0003-113 & 117-0018-96 CONSOLIDATED

LOT 6
RE-SUBDIVISION OF LOT 1
SWIFTON COMMONS
SUBDIVISION
P.B. 257, PG. 9

MEINKING'S SUBDIVISION
P.B. 1, PGS. 52 & 53

TRACT "H"
ALLEN TEMPL-TRYED STONE
DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
257,959.07 S.F. (5.9219 Ac.)

TRACT "A"
ALLEN TEMPL-TRYED STONE
DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
60,381.24 S.F. (1.3862 Ac.)

TRACT "B"
ALLEN TEMPL-TRYED STONE
DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
70,054.59 S.F. (1.6082 Ac.)

TRACT I
ALLEN TEMPL-TRYED STONE DEVELOPMENT, LTD.
O.R. 9698, PG. 2460
223, 883 S.F. (5.140 Ac.)
PARCEL No. 120-0004-0046

DALEWOOD SUBDIVISION OF THE DALE TRACT
P.B. 18, PG. 6

RECORD PLAT
FOR
THE VILLAGES OF DAYBREAK
PHASE 3A

SITUATED IN:
SECTIONS 5 & 6, TOWN 3
FRACTIONAL RANGE 2
MIAMI PURCHASE
MILLCREEK TOWNSHIP, CITY OF CINCINNATI
HAMILTON COUNTY, OHIO

OWNER & DEVELOPER
ALLEN TEMPLE-TRYED STONE
DEVELOPMENT, LTD.
308 EAST EIGHTH STREET
SUITE 401
CINCINNATI, OHIO 45202
OFFICIAL RECORD 9698, PAGE 2460

LEGEND

- IRON PIN FOUND, AS NOTED (UPRIGHT IN GOOD CONDITION, UNLESS NOTED OTHERWISE)
- 5/8" DIAMETER REBAR SET, CAPPED "ISI"
- ▲ P.K. NAIL SET
- ▨ AREA BEING PLATTED

PERTINENT DOCUMENTS

DEED BOOK 2519, PAGE 395
DEED BOOK 2519, PAGE 405
DEED BOOK 3342, PAGES 402-414
DEED BOOK 4153, PAGE 1658
DEED BOOK 4240, PAGES 766-775
DEED BOOK 4307, PAGE 489
DEED BOOK 4309, PAGE 1393
DEED BOOK 4413, PAGE 134
DEED BOOK 7600, PAGE 1861
DEED BOOK 8742, PAGE 3819
OFFICIAL RECORD 6801, PAGES 1697-1709
OFFICIAL RECORD 7253, PAGES 5715-5719
OFFICIAL RECORD 9446, PAGES 1491-1509
OFFICIAL RECORD 9698, PAGE 2460

PLAT BOOK 1, PAGES 1 AND 2
PLAT BOOK 1, PAGES 52 AND 53
PLAT BOOK 18, PAGE 6
PLAT BOOK 37, PAGE 34
PLAT BOOK 50, PAGE 16
PLAT BOOK 59, PAGES 28 AND 29
PLAT BOOK 257, PAGE 9
PLAT BOOK 368, PAGE 28
PLAT BOOK 389, PAGES 1-5

ACREAGE TABLE

LOT 84	6463.88 SF	0.1484 Ac
LOT 85	8055.82 SF	0.1849 Ac
LOT 86	5877.35 SF	0.1349 Ac
LOT 87	8770.57 SF	0.2013 Ac
LOT 88	6567.48 SF	0.1508 Ac
LOT 89	6412.02 SF	0.1472 Ac
LOT 90	8915.14 SF	0.2047 Ac
LOT 91	7906.00 SF	0.1815 Ac
LOT 92	13263.83 SF	0.3045 Ac
LOT 93	40225.97 SF	0.9235 Ac
LOT 94	8140.00 SF	0.1869 Ac
LOT 95	8140.00 SF	0.1869 Ac
LOT 96	8140.00 SF	0.1869 Ac
LOT 97	11525.39 SF	0.2646 Ac
LOT 98	7351.88 SF	0.1688 Ac
LOT 99	5838.46 SF	0.1340 Ac
LOT 100	6426.76 SF	0.1475 Ac
LOT 101	7110.08 SF	0.1632 Ac
LOT 102	10855.42 SF	0.2492 Ac
LOT 103	10128.35 SF	0.2325 Ac
LOT 104	6556.94 SF	0.1505 Ac
LOT 105	6500.00 SF	0.1492 Ac
LOT 106	6500.00 SF	0.1492 Ac
LOT 107	6500.00 SF	0.1492 Ac
LOT 108	7655.13 SF	0.1757 Ac
LOT 109	8098.18 SF	0.1859 Ac
LOT 110	7990.77 SF	0.1834 Ac
LOT 111	7885.35 SF	0.1810 Ac
LOT 112	6413.33 SF	0.1472 Ac
LOT 113	10027.40 SF	0.2302 Ac
LOT 114	13349.64 SF	0.3065 Ac
LOT 115	9598.55 SF	0.2204 Ac
LOT 116	7596.82 SF	0.1744 Ac
LOT 117	7145.57 SF	0.1640 Ac
LOT 118	6064.34 SF	0.1392 Ac
LOT 119	6237.57 SF	0.1432 Ac
LOT 120	5641.85 SF	0.1295 Ac
LOT 121	5505.40 SF	0.1264 Ac

TOTAL ACREAGE IN SUBDIVISION: 382,703.09 SF (8.7857 Ac)
ACREAGE IN PUBLIC STORM SEWER EASEMENT: 2397.96 SF (0.0550 Ac)
ACREAGE IN PUBLIC SANITARY SEWER EASEMENT: 6976.32 SF (0.1669 Ac)
ACREAGE OF SANITARY EASEMENT IN TRACT "III": 468.26 SF (0.0107 Ac)
ACREAGE OF SANITARY EASEMENT IN TRACT "H": 6805.06 SF (0.1562 Ac)
ACREAGE IN PUBLIC UTILITY EASEMENT: 17,670.97 SF (0.4057 Ac)
ACREAGE OF UTILITY EASEMENT IN TRACT "III": 11,396.24 SF (0.2616 Ac)
ACREAGE OF UTILITY EASEMENT IN TRACT "H": 6274.73 SF (0.1441 Ac)
ACREAGE IN PRIVATE DRAINAGE AND GRADING EASEMENT: 67,986.22 SF (1.56075 Ac)
ACREAGE OF DRAINAGE AND GRADING EASEMENT IN TRACT "III": 53,926.77 SF (1.23798 Ac)
ACREAGE OF DRAINAGE AND GRADING EASEMENT IN TRACT "H": 14,059.95 SF (0.32277 Ac)
ACREAGE IN PRIVATE STORM SEWER EASEMENT: 8751.39 SF (0.2009 Ac)
ACREAGE OF PRIVATE STORM SEWER EASEMENT IN TRACT "III": 1428.97 SF (0.0328 Ac)
ACREAGE OF PRIVATE STORM SEWER EASEMENT IN TRACT "H": 7322.42 SF (0.1681 Ac)
ACREAGE IN RIGHT-OF-WAY: 51,312.68 (1.1780 Ac)
ACREAGE IN VACATED DRIVEWAY EASEMENT: 6305.42 SF (0.1448 Ac)
ACREAGE OF VACATED DRIVEWAY EASEMENT IN TRACT "III": 3035.22 SF (0.0697 Ac)
ACREAGE OF VACATED DRIVEWAY EASEMENT IN TRACT "H": 3270.20 SF (0.0751 Ac)

APPROVED: _____
SEWERS CHIEF ENGINEER (MSD)

APPROVED: _____
CHIEF ENGINEER (STORMWATER MANAGEMENT UTILITY)

CERTIFICATION

THIS PLAT REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN THE ADMINISTRATIVE CODE CHAPTER 4733-37 AND IS SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS.

THE BOUNDARY SURVEY WAS PERFORMED BY INFRASTRUCTURE SERVICES, INC. IN JUNE OF 2004 UNDER THE SUPERVISION OF THOMAS B. JONES II REGISTERED SURVEYOR NUMBER 6926.

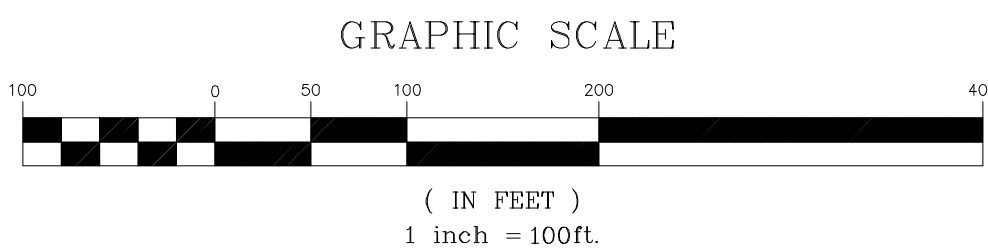
NO ENCROACHMENTS WERE FOUND.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE SUBDIVISION HEREON AND VERIFY ALL DIMENSIONS. I HAVE FOUND 6 MONUMENTS AND WILL SET 28 MONUMENTS, AS SHOWN.

THE BASIS OF BEARING USED IS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE BASED ON THE 1983 NORTH AMERICAN DATUM USING CITY OF CINCINNATI BENCHMARK No.7036 AS N439100.62 E1411903.59 AND CITY OF CINCINNATI AZIMUTH GPS No.9011 AS N751103.7W.

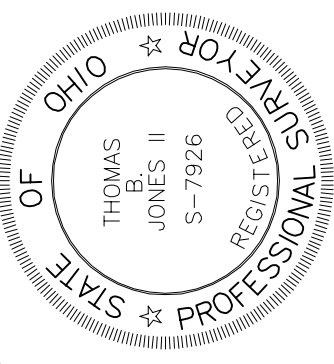
THOMAS B. JONES II
OHIO REGISTERED SURVEYOR NO. 7926

DATE



INFRASTRUCTURE SERVICES, INC.

STRUCTURAL & CIVIL ENGINEERS



PROJECT: VILLAGES OF DAYBREAK
PHASE 3A RECORD PLAT
OVERALL SITE PLAN
SHEET 2 OF 6
CINCINNATI, OHIO

REV.	DESCRIPTION	REV. BY	CHKD. BY	DATE
1	INITIAL REVIEW ISSUE			01-09-06
2	REVIEW COMMENTS	TWC	BWL	01-09-06
3	INITIAL PLAT SUBMISSION	TWC	BWL	10-17-05
4	REVIEW COMMENTS	TWC	BWL	01-09-06

DWG. NO. RP3A-2
JOB NO. C04007